

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
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Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Edward & Marie Corson Trust Estate/  
Leonard Cluster Homes

**Case #:** 131-R-02

**Date:** 11/12/02

#### **Comments:**

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license prior to applying for a building permit. This application shall include calculations supporting site design and compliance with South Florida Water Management Design criteria, with adequate measures for on site retention of surface water runoff. Additional water quantity criteria shall be demonstrated for development roadway and finish floor as well as any discharge to offsite water bodies or drainage facilities under City, County, or State's jurisdiction.
2. Please provide engineering plans, including paving & grading, water and sewer utility design.
3. Please show a 5.0' concrete sidewalk along property line abutting city right of way on NE 26<sup>th</sup> Street & NE 32<sup>nd</sup> Ave. Appropriate H/C ramp connections shall be incorporated in the design. Proposed sidewalks shall go through driveways (typical).
4. Please show a minimum of 10'x10' feet clear sight triangles at intersections of driveways and street edge of pavement. Clear visibility of upcoming traffic shall be maintained by the property owner between 2 ½ feet to 8 feet within these sight triangles.
5. Please show cross-sections across property lines to demonstrate how storm water runoff is maintained onsite.

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November 12, 2002

6. It appears that sheets L-1 shows a landscape wall or other object in right of way. Please note that such structure(s) are not allowed in public right-of-way; in addition, hedges or other landscaping greater than 30-in, are not allowed within the 15'x15' clear sight triangle required at the intersection point of edge of pavement for NE 32<sup>nd</sup> Ave & NE 26<sup>th</sup> St. Please change the site plan as needed to comply with these requirements.
7. Please note that proposed docks and watercraft will be subject to the required zoning code and applicable setbacks in ULDR Section 47-19.3 for RD-15 zoning. Applicant is advised to design proposed marine structures to comply with this section of the code.
8. Additional comments may be provided at the DRC meeting.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Edward & Marie Corson Trust Estate/  
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**Comments:**

1. Show fire main, hydrant location, DDC and FDC.
2. Provide a flow test.
3. Fire sprinkler system required as per 903.8.2 FBC.
4. Boat dock fire line may be required by F-20 of the FFPC.
5. Individual fire sprinkler service connections would be required if these units are submitted as fee simple town homes.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
954-828-5790

**Project Name:** Edward & Marie Corson Trust Estate/  
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**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Edward & Marie Corson Trust Estate/  
Leonard Cluster Homes

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**Comments:**

1. Add rain sensor requirement to irrigation note.
2. Attach standard calculation list (available upon request) to verify that all Code requirements are met.
3. Identify the species of Ficus tree standards shown. Code prohibits the planting of Ficus species "class c or lower".
4. Provide a list of the existing trees and palms on site, their names and sizes. Indicate whether or not they are to be removed, be relocated, or remain. If there are any "large, existing, desirable trees" site plan modification may be required to save such trees. Note that removal of "speciman" trees requires equivalent replacement by cash value only. Otherwise, provide the calculations for the "equivalent replacement" above min.Code reqts.
5. Indicate any utilities that would affect proposed planting, such as overhead powerlines, on the Landscape Plan. Overhead utilities should be placed underground.

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**Division:** Planning

**Member:** Lois Udvardy  
954-828-5862

**Project Name:** Edward & Marie Corson Trust Estate/  
Leonard Cluster Homes

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**Date:** 11/12/02

**Request:**

Site Plan Level III/ 4-unit Cluster Home Development/RD-15

**Comments:**

1. Indicate abutting zoning on site plan.
2. Cluster developments are subject to review by Planning and Zoning Board. Criteria for review is Adequacy Review, Sec. 47-25.2; Neighborhood Compatibility Review, Sec. 47-25.3, and Cluster Dwellings, Sec. 47-18.9. Please provide a point by point narrative addressing each of these sections prior to submittal for Planning and Zoning Board. Cluster Home narrative submitted omitted criteria for 5, 6, 7, 9, 10 and 12.
3. How many units exist on this site currently?
4. Dimension setbacks for swimming pools on site plan. Discuss location of swimming pool and wall with zoning representative.
5. Five-foot sidewalk is required on N.E. 26 St. and N.E. 32 Ave. Please label on site plan.
6. Additional comments may be forthcoming at DRC.

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**Division:** Police

**Member:** Det. Gary J. Gorman  
954-828-6421

**Project Name:** Edward & Marie Corson Trust Estate/  
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**Comments:**

1. Is impact resistant glass being installed or are hurricane shutters being provided?
2. All doors should be steel with steel frame with security level dead bolts.
3. Will garage overhead doors have a secondary locking device?
4. Will there be sufficient exterior lighting?
5. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
6. Will each unit have full perimeter security systems to include glass breakage, fire protection, and panic situations?
7. Will entry doors have 180 degree viewing devices or CCTV?

Please submit comments in writing prior to DRC sign-off.

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Edward & Marie Corson Trust Estate/  
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**Comments:**

1. Provide a narrative outlining compliance with section 47-18.9 point by point.
2. A five (5) foot pedestrian/utility easement shall be delineated on site plan all property lines pursuant to section 47-18.9.C.4.
3. Hot tubs, fountains, and spas are only permitted when accessory to a swimming pool pursuant to section 47-19.2.BB.1.
4. Demonstrate on the site/elevation plans how the propose cluster dwellings complies with section 47-18.9.C.4.d.
5. Provide a table indicating the total lot area for each dwelling unit.
6. Aluminum picket fence is located within the twenty five (25) foot sight triangle.
7. Indicate what grade is pursuant to section 47-2.
8. Additional comments may be forthcoming at the DRC meeting.